

Saxton Mee



Paterson Close Stocksbridge Sheffield S36 1JG
Guide Price £115,000

St Luke's
Sheffield's Hospice

Paterson Close

Sheffield S36 1JG

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GUIDE PRICE £115,000-£120,000 ** FREEHOLD ** ** ALLOCATED PARKING SPACE ** Situated near the end of this quiet cul-de-sac position is this two double bedroom terrace property which enjoys attractive views and benefits from an allocated parking space, rear garden, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises uPVC front door which opens into the well proportioned lounge with a front facing window allowing natural light, there is attractive flooring and useful under stair storage cupboard, while the focal point of the room is the feature fireplace. Access into the kitchen/diner having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is space for an oven with extractor above, housing and plumbing for a washing machine and slimline dishwasher, along-with space for a fridge freezer. A door then opens into the extended garden room, this bright and airy space is currently used as a dining room and is perfect for enjoying the views over the rear garden and beyond. From the lounge, a staircase rises to the first floor landing with access into the insulated loft space, a storage cupboard, the two bedrooms and the bathroom. Bedroom one is rear facing and benefits from mirrored wardrobes. Double bedroom two is front facing. The bathroom comes with a modern three piece suite including bath with rainfall shower, shower attachment and glass screen, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- NEW THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- LOUNGE, KITCHEN & EXTENDED GARDEN ROOM
- ATTRACTIVE VIEWS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS
- MOTORWAYS LINKS





OUTSIDE

Front garden with a path to the entrance door. The fully enclosed rear garden has a lawn. Allocated parking space.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Garden Room
2.91m x 2.80m
(9'6" x 9'2")

Kitchen/Diner
3.50m x 2.68m
(11'6" x 8'10")

Lounge
5.50m x 3.50m
(18'1" x 11'6")

First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)

Bedroom 1
3.50m x 3.29m
(11'6" x 10'10")

Landing

Bathroom
1.40m x 1.40m
(7'10" x 4'7")

Bedroom 2
3.50m x 2.40m
(11'6" x 7'10")

Total area: approx. 66.5 sq. metres (715.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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 OnTheMarket.com


Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	89
(B1-B1) B	70
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	
(B1-B1) B	
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC